

Parcel #2086-2300.0-00019.02

Prepared by:  
Smith Phillips Mitchell Scott  
& Nowak  
2545 Caffey St.  
P. O. Box 346  
Hernando, MS 38632  
(662) 429-5041

### **ROAD RIGHT OF WAY DEED**

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, SHARON BULLARD KENNEDY, AND HUSBAND, KENNETH C. KENNEDY, convey and warrant to DESOTO COUNTY, MISSISSIPPI the land in DeSoto County, Mississippi described as part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 2 South, Range 8 West, and being a strip of property adjacent and parallel to the center of Starlanding Road, more particularly described as follows:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PERMANENT RIGHT OF WAY:**

COMMENCE AT A SET PK NAIL AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 2, RANGE 8 WEST, SAID POINT OF COMMENCEMENT LYING IN ROBERTSON ROAD (PUBLIC, PAVED ROAD) 50.5 FEET NORTH OF THE PRESENT PHYSICAL CENTERLINE OF STAR LANDING ROAD (PUBLIC, PAVED ROAD - WIDTH VARIES); THENCE NORTH 89 DEGREES 15 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1482.66 FEET TO THE DEEDED NORTHEAST CORNER OF THE SHARON BULLARD KENNEDY AND HUSBAND, KENNETH C. KENNEDY OF RECORD IN BOOK 293 - PAGE 748, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 89 DEGREES 15 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE OF SECTION 23 AND ALONG THE NORTHERLY DEED LINE OF SAID SHARON BULLARD KENNEDY AND HUSBAND, KENNETH C. KENNEDY PROPERTY IN WARRANTY DEED OF RECORD AT BOOK 350 - PAGE 662 A DISTANCE OF 100.23 FEET TO THE WESTERLY DEED LINE OF THE SOUTHERN PROPERTIES PROPERTY (BOOK 455 - PAGE 211); THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS WEST ALONG SAID WESTERLY DEED LINE OF SOUTHERN PROPERTIES PROPERTY - 7.72 FEET TO THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF SAID STAR LANDING ROAD (53 FEET TO PROPOSED CENTERLINE AT THIS POINT), SAID POINT LYING ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 7,993.00 FEET; THENCE WESTWARDLY ALONG SAID CURVE AND ALONG SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE OF STAR LANDING ROAD AN ARC DISTANCE OF 100.40 FEET (DELTA ANGLE OF 00 DEGREES 43 MINUTES 11 SECONDS - CHORD BEARING OF SOUTH 86 DEGREES 26 MINUTES 31 SECONDS WEST, CHORD DISTANCE OF 100.40 FEET) TO THE EASTERLY DEED LINE OF SAID SHARON BULLARD KENNEDY AND HUSBAND, KENNETH C. KENNEDY OF RECORD IN BOOK 293 - PAGE 748; THENCE NORTH 00 DEGREES 00 MINUTES 04 SECONDS EAST ALONG SAID EASTERLY DEED LINE - 12.66 FEET TO THE POINT OF BEGINNING. CONTAINING 1,032 SQUARE FEET OR 0.024 ACRES, MORE OR LESS. BEARINGS ARE RELATIVE TO MISSISSIPPI STATE PLANE GRID NORTH (WEST ZONE -NAD 83). ALL MATTERS OF PUBLIC RECORD ARE OF RECORD AT THE CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI.

To avoid any potential discrepancy in the legal description, the intent of the Grantor(s) is to grant the property that is currently owned by them across the entire frontage along Starlanding Road as set forth in the engineer's plans, a copy of which is attached hereto, whether the above legal description is correctly described or not.

We fully understand that we have the right to receive just compensation for the real property herein described based on an appraisal of said property. We further understand that we have the right to request that a fair market value appraisal of the property be made and we have received a copy of that appraisal.

file

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Further, the following is granted beyond this right of way for the use in sloping the fill or cut of said road, and/or drainage work, where necessary:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TEMPORARY CONSTRUCTION EASEMENT:**

COMMENCE AT A SET PK NAIL AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 2, RANGE 8 WEST, SAID POINT OF COMMENCEMENT LYING IN ROBERTSON ROAD (PUBLIC, PAVED ROAD) 50.5 FEET NORTH OF THE PRESENT PHYSICAL CENTERLINE OF STAR LANDING ROAD (PUBLIC, PAVED ROAD - WIDTH VARIES); THENCE NORTH 89 DEGREES 15 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1482.66 FEET TO THE DEEDED NORTHWEST CORNER OF THE SHARON BULLARD KENNEDY AND HUSBAND, KENNETH C. KENNEDY OF RECORD IN BOOK 350 - PAGE 662; THENCE CONTINUE NORTH 89 DEGREES 15 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE OF SECTION 23 AND ALONG THE NORTHERLY DEED LINE OF SAID SHARON BULLARD KENNEDY AND HUSBAND, KENNETH C. KENNEDY PROPERTY IN WARRANTY DEED OF RECORD AT BOOK 350 - PAGE 662 A DISTANCE OF 100.23 FEET TO THE WESTERLY DEED LINE OF THE SOUTHERN PROPERTIES PROPERTY (BOOK 455 - PAGE 211); THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS WEST ALONG SAID WESTERLY DEED LINE OF SOUTHERN PROPERTIES PROPERTY - 7.72 FEET TO A POINT IN THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF SAID STAR LANDING ROAD (53 FEET TO PROPOSED CENTERLINE AT THIS POINT), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 01 MINUTES 15 SECONDS WEST (CONTINUING ALONG SAID WESTERLY DEED LINE OF THE SOUTHERN PROPERTIES PROPERTY) - 10.02 FEET TO A POINT LYING ON A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8,003.00 FEET; THENCE WESTWARDLY ALONG SAID CURVE (LEAVING SAID WESTERLY DEED LINE OF THE SOUTHERN PROPERTIES PROPERTY) AN ARC DISTANCE OF 10.24 FEET (DELTA ANGLE OF 00 DEGREES 04 MINUTES 24 SECONDS - CHORD BEARING OF SOUTH 86 DEGREES 07 MINUTES 25 SECONDS WEST, CHORD DISTANCE OF 10.23 FEET); THENCE NORTH 03 DEGREES 50 MINUTES 23 SECONDS WEST - 10.00 FEET TO THE SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE OF STAR LANDING ROAD; THENCE NORTH 86 DEGREES 07 MINUTES 16 SECONDS EAST ALONG SAID PROPOSED SOUTHERLY RIGHT OF WAY LINE - 10.90 FEET TO THE POINT OF BEGINNING. CONTAINING 106 SQUARE FEET OR 0.002 ACRES, MORE OR LESS. BEARINGS ARE RELATIVE TO MISSISSIPPI STATE PLANE GRID NORTH (WEST ZONE -NAD 83). ALL MATTERS OF PUBLIC RECORD ARE OF RECORD AT THE CHANCERY CLERK'S OFFICE, DESOTO COUNTY, MISSISSIPPI.

The above temporary construction easement shall expire and become null and void upon the completion of the project or within two (2) years.

DeSoto County will not be required to rebuild any fences, however, the Grantors have been compensated for the cost of relocating same.

WITNESS OUR SIGNATURES this the 06 day of November, 2006.

Sharon Bullard Kennedy  
SHARON BULLARD KENNEDY

Kenneth C. Kennedy  
KENNETH C. KENNEDY

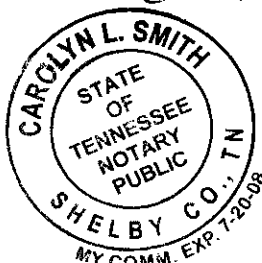
~~STATE OF MISSISSIPPI~~ State of Tennessee  
~~COUNTY OF DESOTO~~ County of Shelby

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, Sharon Bullard Kennedy, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein mentioned, as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 06 day of November, 2006.

Carolyn L. Smith  
NOTARY PUBLIC

My Commission Expires:  
7-20-08



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, Kenneth C. Kennedy, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned, as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 17 day of November, 2006.

Carolyn L. Smith  
NOTARY PUBLIC

My Commission Expires:

7-2008



GRANTORS ADDRESS: P. O. Box 171361, Memphis, TN 38187

GRANTORS PHONE NUMBER: Business - 901-624-7275  
Home - SAME  
CELL # 901-596-3985

GRANTEES ADDRESS: 365 Loshier Street, Hernando, MS 38632

GRANTEES PHONE NUMBER: Business - (662) 429-5011



02  
C.M. BLUNDSLEY & CO  
ENGINEERS  
1000 N. GULF BLVD  
SUITE 300  
MEMPHIS, TN 38115  
TEL: 901-728-0810  
FAX: 901-272-8911

**Pickering Firm**  
Planning, Architecture  
Engineering, Management  
6775 Lenox Center Court  
Suite 300  
Memphis, TN 38115  
901-728-0810  
FAX: 901-272-8911

01  
C.M. BLUNDSLEY  
[BOOK 187 - PAGE 670]  
TAX ID: 2086-1400-0002.01

BEARINGS ARE RELATIVE TO  
MISSISSIPPI STATE PLANE  
[NEST ZONE - NAD 83]

SE 1/4 OF SE 1/4 SEC 15  
SW 1/4 OF SW 1/4 SEC 14  
POC SURVEYS  
NW COR., SEC 23, T2, R8W  
N 1956243.1586  
E 2388890.7442

STAR LANDING ROAD  
1/4 SEC 23, T2, R8W

LAMARCE S BULLARD  
WILL BOOK 10 - PAGE 557  
TAX ID: 2086-2300-0-00020.00

SHARON BULLARD, KENNETH C KENNEDY  
HUSBAND, KENNETH C KENNEDY  
[BOOK 0350 - PAGE 0662]  
TAX ID: 2086-2300-0-00019.02

SOUTHERN PROPERTY, INC  
[BOOK 0465 - PAGE 0671]  
TAX ID: 2086-2300-0-00018.00

BETTY LANGSTON  
[BOOK 306 - PAGE 30]  
[BOOK 423 - PAGE 089]  
TAX ID: 2086-2300-0-00017.01

STAR LANDING ROAD  
[BOOK 124 - PAGE 072]  
TAX ID: 2086-2300-0-00017.00

| ANNOTATED LINE TABLE |             |          |
|----------------------|-------------|----------|
| LINE                 | DIRECTION   | DISTANCE |
| L1                   | N89°15'36"E | 100.23'  |
| L2                   | S09°01'15"W | 7.72'    |
| L3                   | N00°00'04"E | 12.66'   |
| L4                   | S00°01'15"W | 10.02'   |
| L5                   | N03°50'23"W | 10.00'   |
| L6                   | N86°07'16"E | 10.90'   |

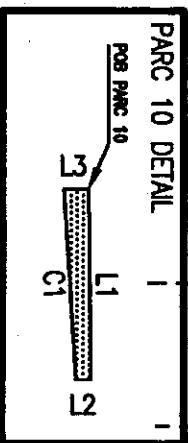
| ANNOTATED CURVE TABLE |          |         |         |         |             |
|-----------------------|----------|---------|---------|---------|-------------|
| CURVE                 | RADIUS   | LENGTH  | TANGENT | CHORD   | BEARING     |
| C1                    | 7993.00' | 100.40' | 50.21'  | 100.40' | S86°26'31"W |
| C2                    | 8003.00' | 10.24'  | 5.11'   | 10.23'  | S86°07'25"W |

ACQUISITION LEGEND  
PROPOSED RIGHT OF WAY  
PROPOSED TEMPORARY CONSTRUCTION EASEMENT

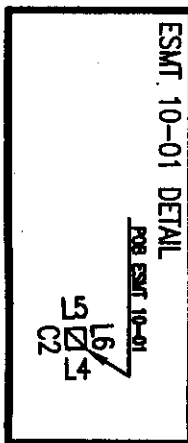
PERMANENT RIGHT OF WAY REQUIRED: 1,032 SQ FT OR 0.024 AC  
TEMPORARY CONSTRUCTION EASEMENT REQUIRED: 106 SQ FT OR 0.002 AC

PARCEL 10  
TAX ID: 2086-2300.0-00019.02  
SHARON BULLARD KENNEDY, ET VIR  
[WD BK 350 - PG 662]  
SITUATED IN THE NW 1/4, SEC 23 T2, R8W  
DESOTO COUNTY, MISSISSIPPI

PARC 10 DETAIL



ESMT. 10-01 DETAIL



SHEET ONE OF ONE

APRIL 15, 2005

PERMANENT RIGHT OF WAY  
STAR LANDING ROAD IMPROVEMENTS  
SCALE: 1 INCH = 100 FEET  
PREPARED FOR: DESOTO COUNTY ENGINEER'S OFFICE